



Campus Institutional Zoning Update

A Task 5 project of the 2035 Comprehensive Plan

January 26, 2016



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Campus Institutional Zoning Update Project and Zoning Map at PSC

PSC Brief	November 17, 2015
PSC Public Hearing	December 15, 2015
PSC Work session	January 26, 2016
Zoning Map Update Public Hearing	May 24, 2016 (tentative)



Campus Institutional Zoning Update Project - PSC Actions

- **Vote** on recommendation for Proposed Draft code changes as amended tonight.
- **Provide comments if needed** on Proposed Draft CI zone map changes, to be confirmed or amended following the public hearing on the citywide Zoning Map Update May 24, 2016.



Identified Zoning Code Issues

1. Expiration of Existing Master Plans
2. TDM and TIA Requirements
3. Nonconforming Uses/ Development Status
4. Request to Remove 3 lots from Legacy Emanuel Campus
5. Request to add “Residential” to Permitted Uses List
6. Small Scale Energy Production Allowance
7. Misc. Map Amendments
8. Request for Good Neighbor Agreements



Expiration of Existing Master Plans

Campus	Current Approval	Expiration/ End of Phase
Kaiser Medical Center	CUMP	2000
PCC Sylvania	CUMP	2003
University of Western States	CUMP	2008
Warner Pacific University	CUMP	2013
Legacy Good Samaritan	CUMP	2015
Adventist Medical Center	CUMP	2015
Concordia University	IMP	2017
Reed College	CUMP	2018
Lewis and Clark College	CUMP	2019
PCC Cascade	IMP	2021
Providence Medical Center	CUMP	2022
University of Portland	CUMP	2023
Legacy Emanuel	IMP	2024
Multnomah University	IMP	2025
PCC Southeast	Base Zone	NA



Expiration of Existing Master Plans

1. Affirm the proposed 2020 expiration date
2. Amend code to provide for later expiration date in 2023



TDM Requirements

- Existing Requirement

33.820.070 Components of a Master Plan

Projected transportation impacts. These include the expected number of trips (peak, events, and daily), an analysis of the impact of those trips on the adjacent street system, and proposed mitigation measures to limit any projected negative impacts.

33.848.070 Impact Mitigation Plan Requirements

Strategies to reduce the number of motor vehicle miles traveled by those traveling to and from the campus, i.e. students, patients, faculty, staff, and visitors



TDM Requirements cont.

Proposed Text

33.852.110 Approval Criteria for Transportation Impact Review

Adequate transportation demand management strategies will be implemented to reduce the number of trips made to the site by single-occupant vehicles, especially during peak commuting hours.

Substantive discussion part of TSP

PSC briefing: 2/9/16 PSC public hearing: 3/8/16



Nonconforming Uses

Non-conforming upgrades limited to:

- Landscaping and trees
- Pedestrian circulation
- Bike parking
- Screening
- Paving surface parking

Other standards (building development) are not required to come into conformance



Nonconforming Uses

1. Affirm the proposed code
2. Amend code to add text exempting institutions from non-conforming use and development standards



Request to add “Residential” to Permitted Uses List

1. Affirm the Proposed Code (no independent residential uses)
2. Amend code to add “Residential Use” (with our without limitations) to allowed primary use table



Small Scale Energy Production Allowance

1. Affirm Proposed Code
2. Amend code to preclude delivery of “biological materials or by products from other sites”.
 - From C11 zone
 - From Both C11 & C12 zones



Good Neighbor Agreements

1. Affirm Proposed Code (no GNA requirement)
2. Add Good Neighbor Agreement requirement to section 33.150.050 Neighborhood Contact and Outreach
 - Good faith effort
 - No city enforcement role



Requested PSC Action

Recommend that City Council:

- Amend Title 33: Planning and Zoning as shown in Proposed Draft Report (as amended tonight)
- Adopt the November Proposed Draft Report as further findings and legislative intent.
- Direct staff to refine code text as necessary.

Map changes, to be confirmed or amended at the public hearing on the citywide Zoning Map Update tentatively scheduled for May 24, 2016.



Thank You

Questions ?

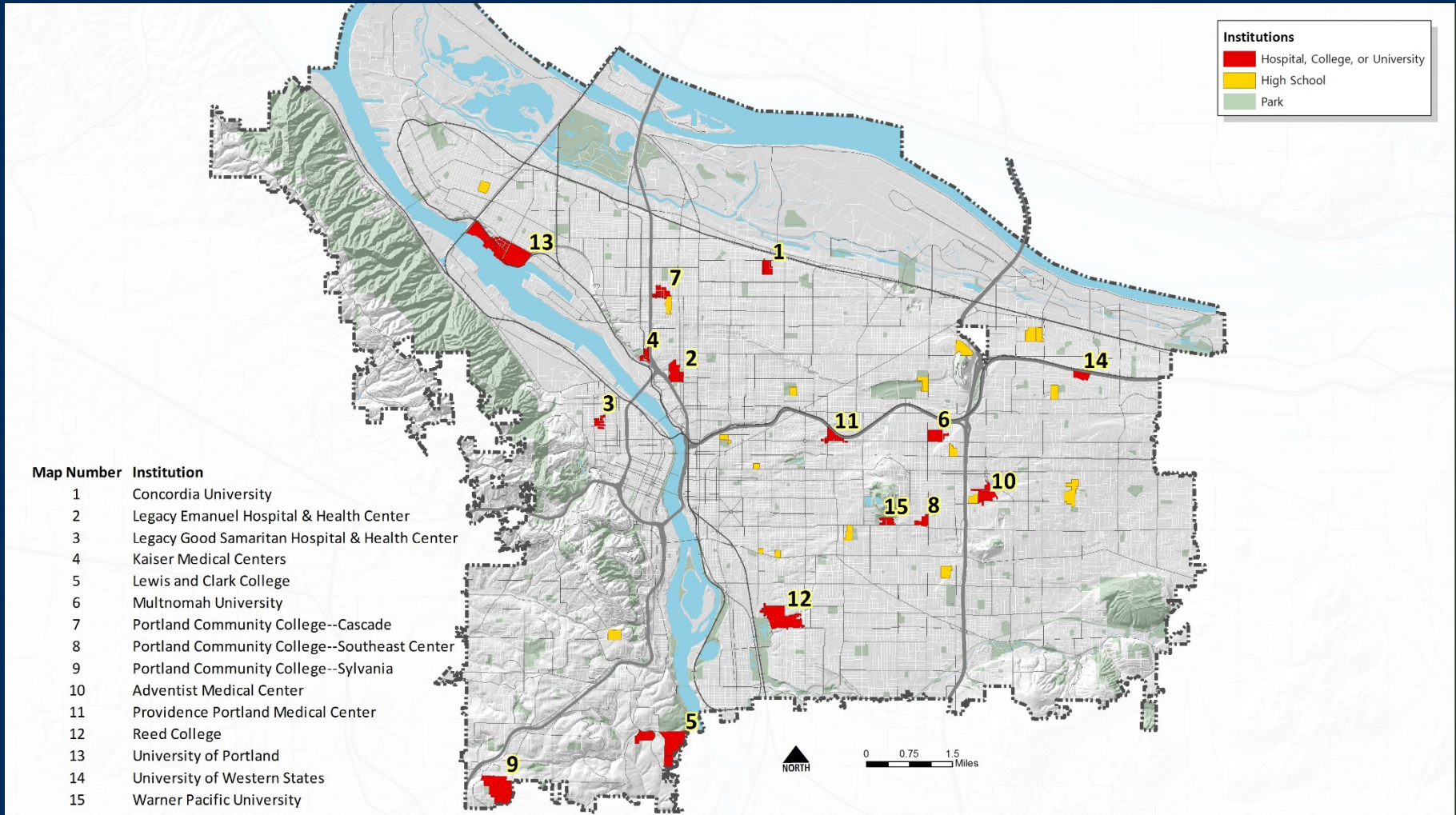
www.portlandoregon.gov/bps/institutions



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Campus Institutional Geographies



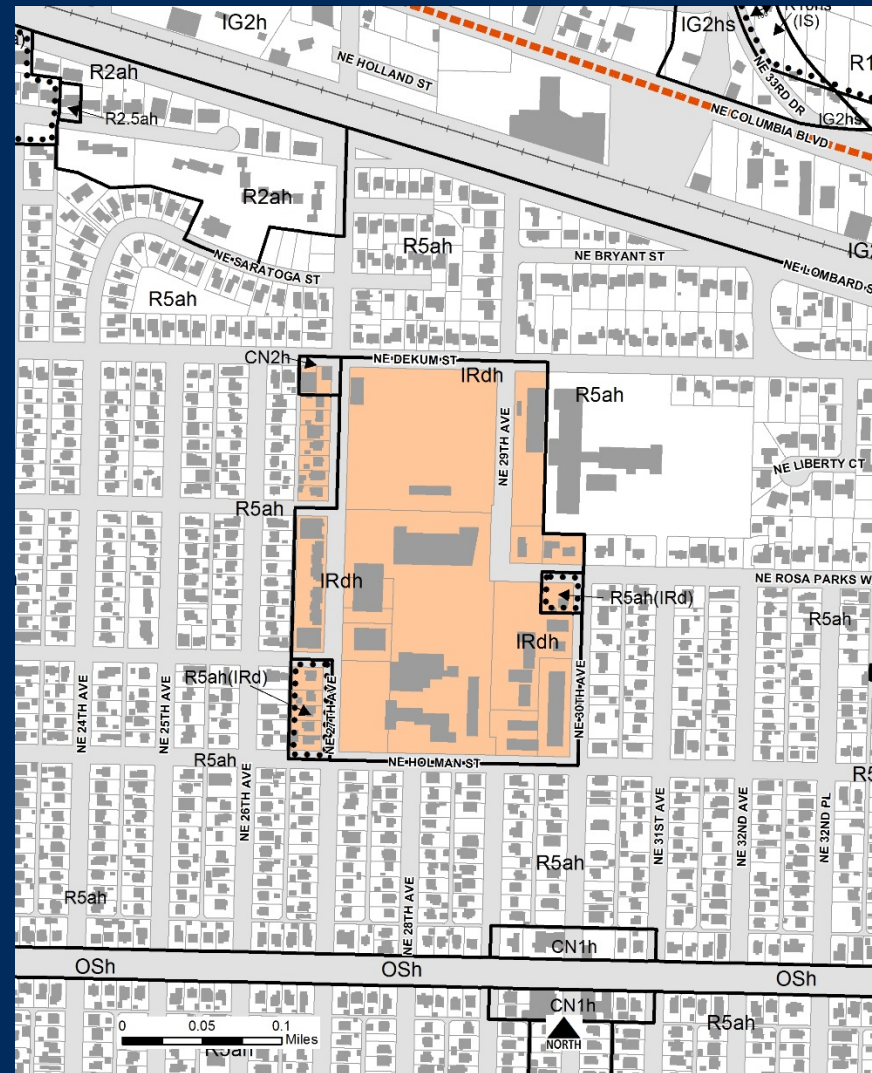
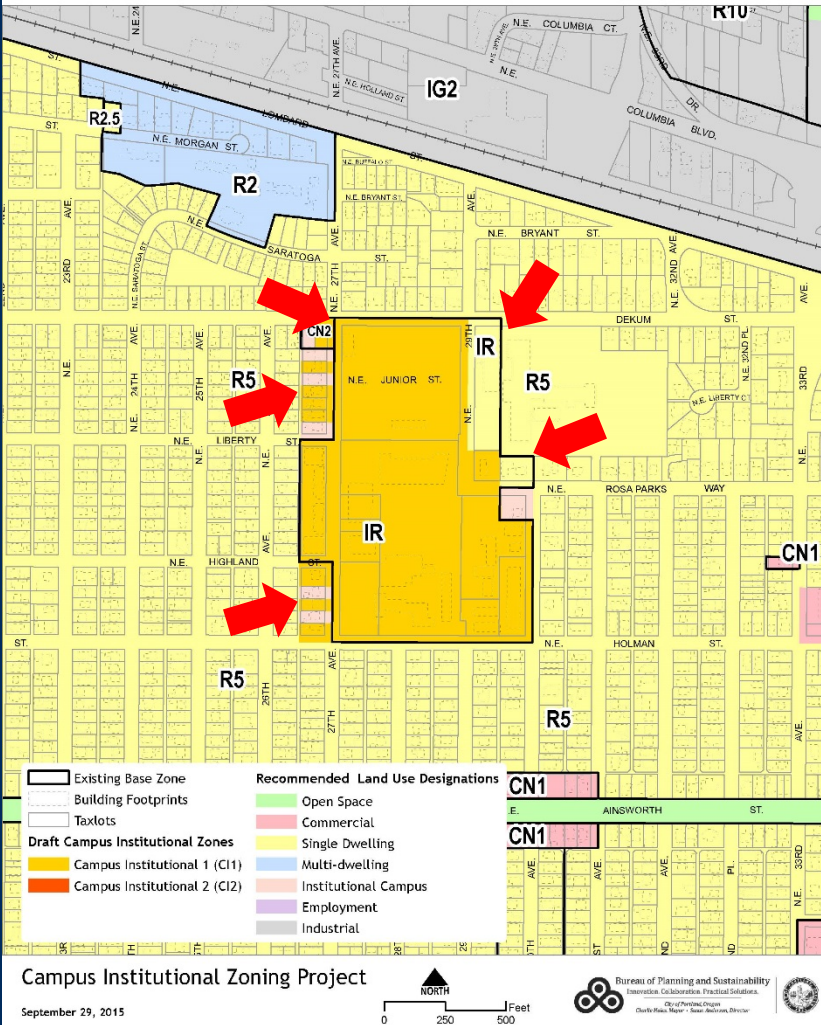
Transition Period Through 2020

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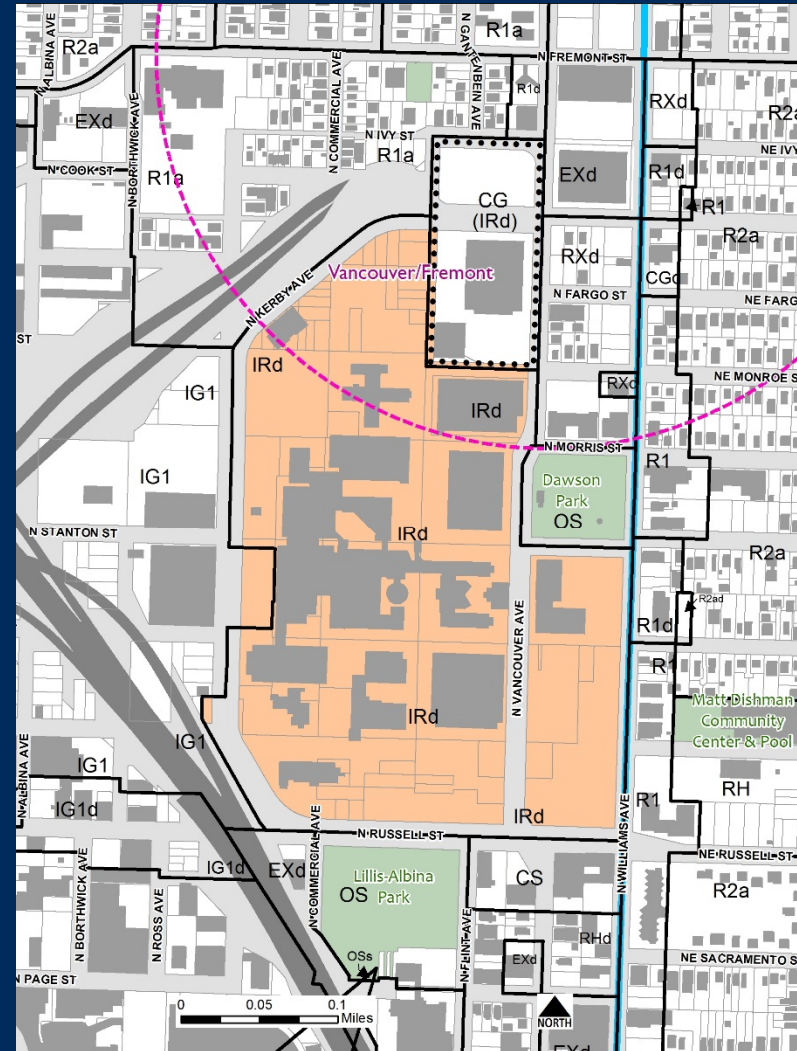
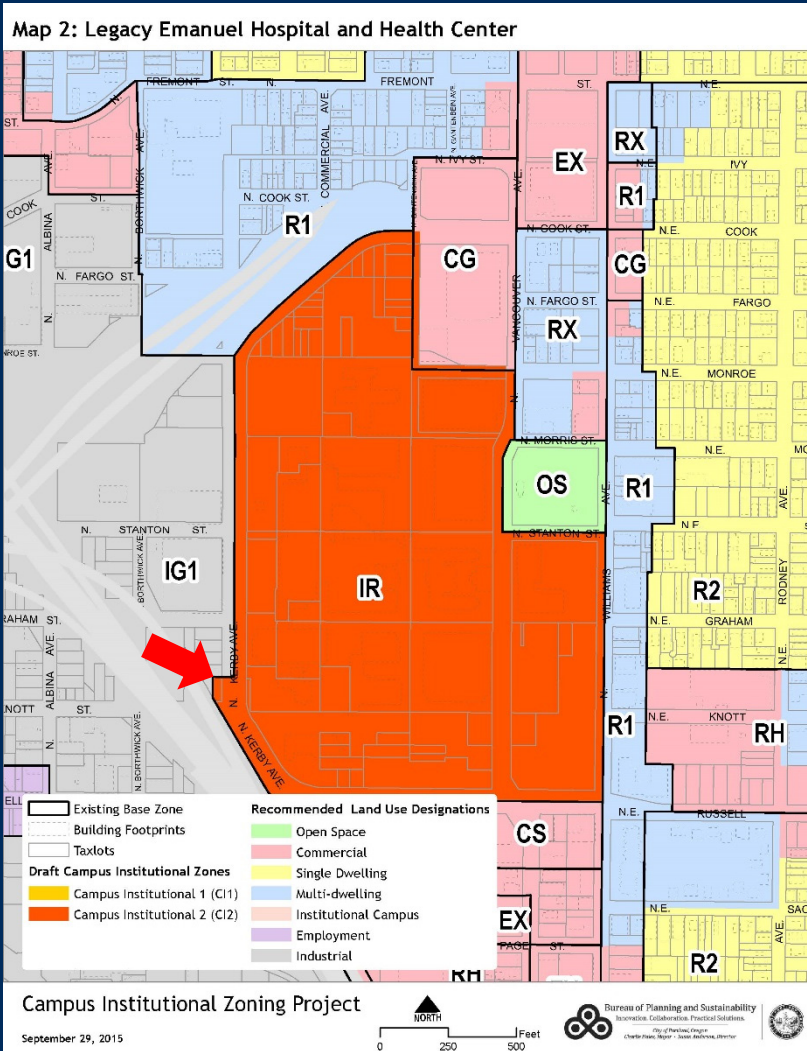


Concordia

Map 1: Concordia University

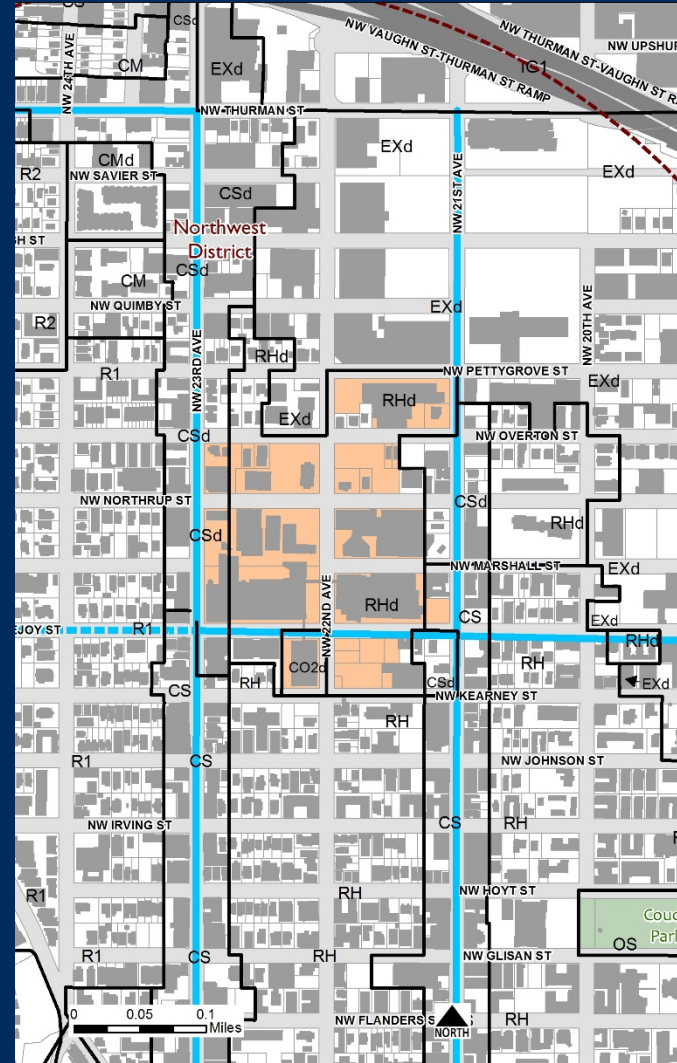
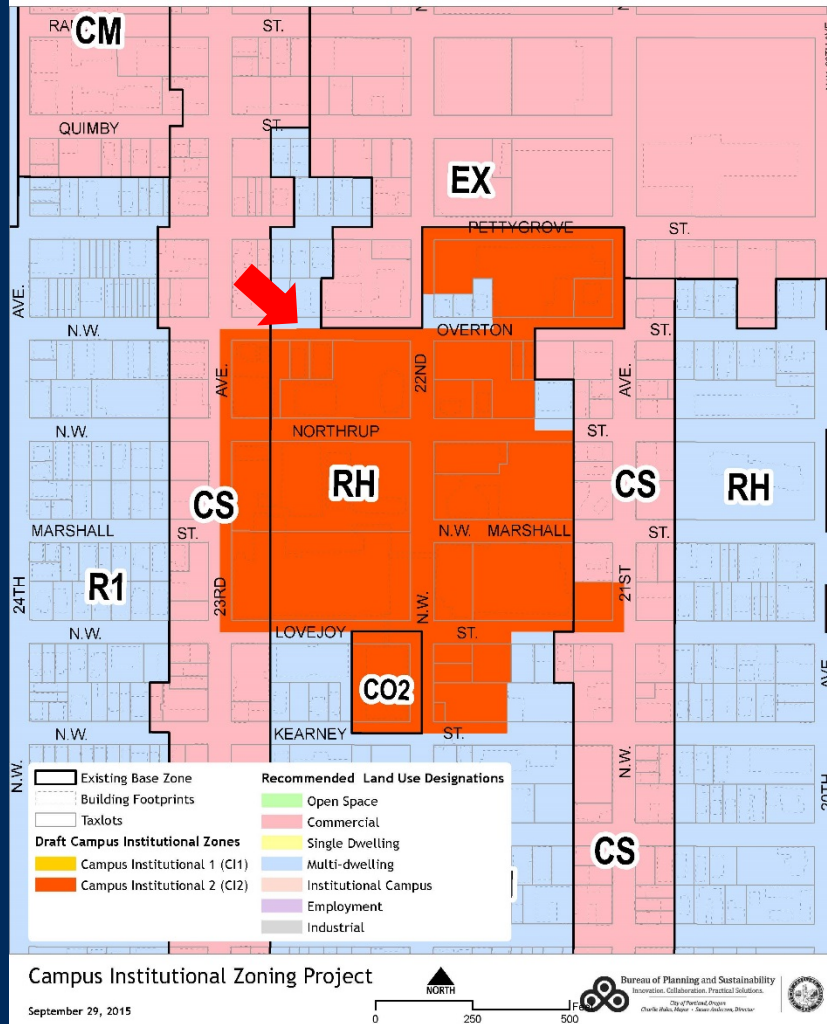


Legacy Emanuel



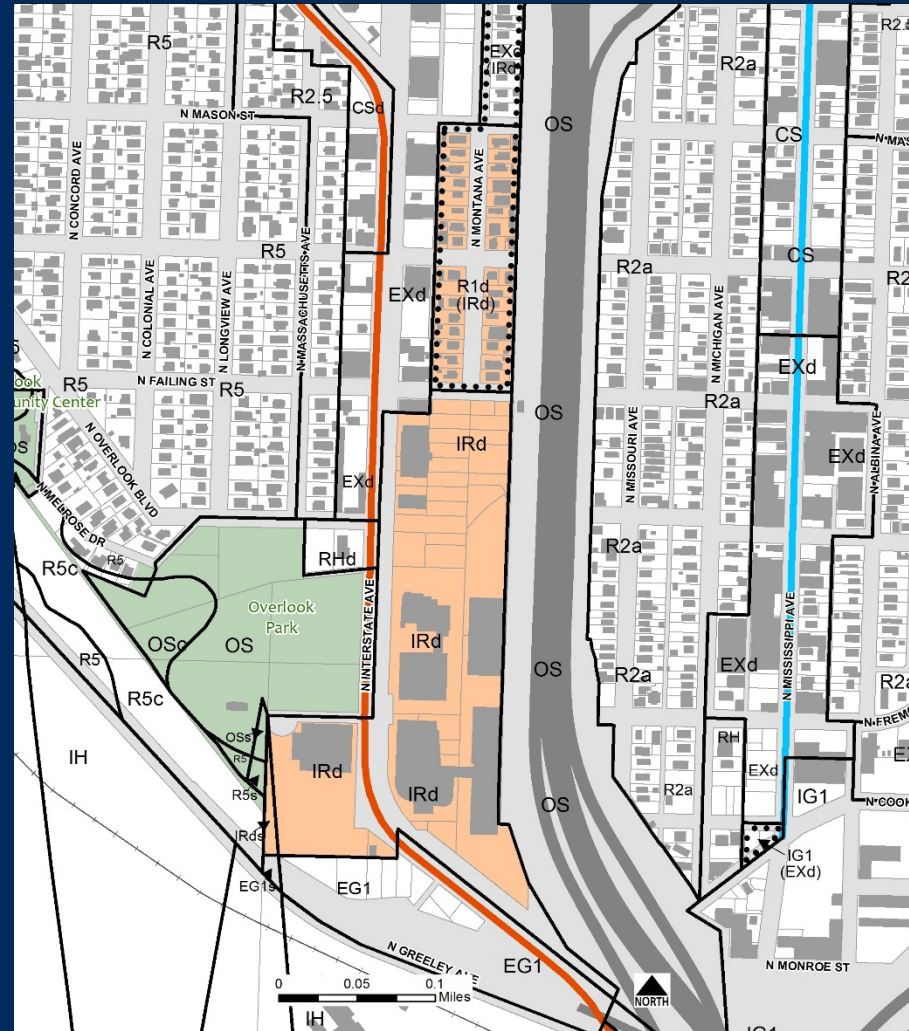
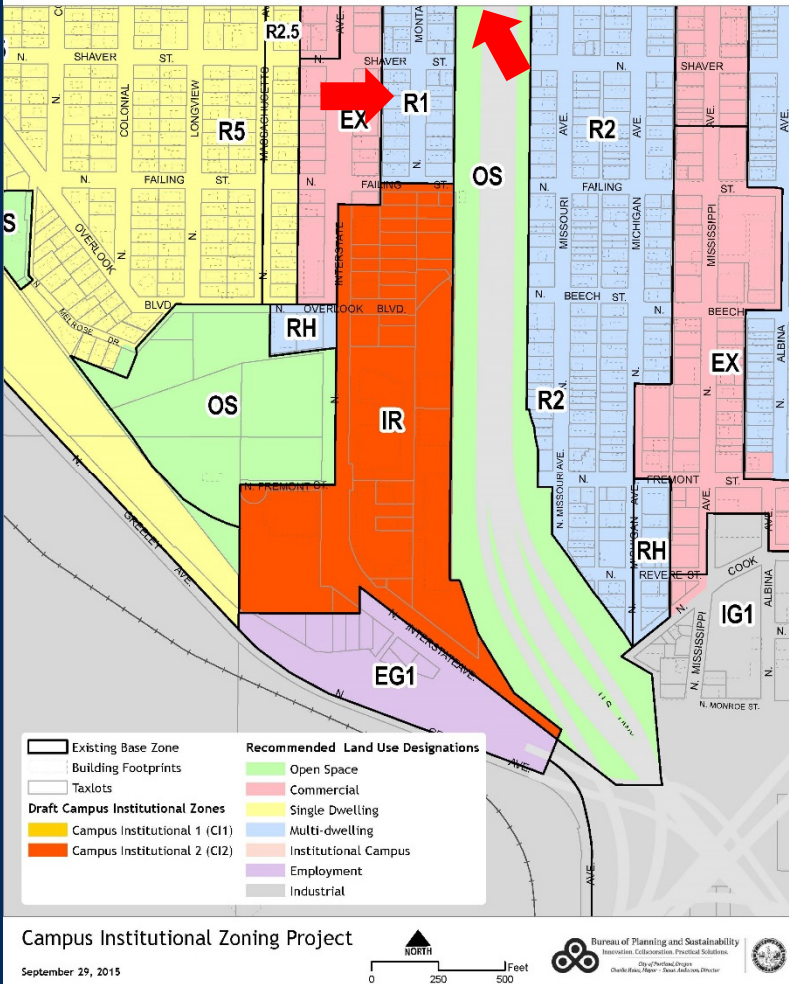
Good Samaritan

Map 3: Legacy Good Samaritan Hospital and Health Center



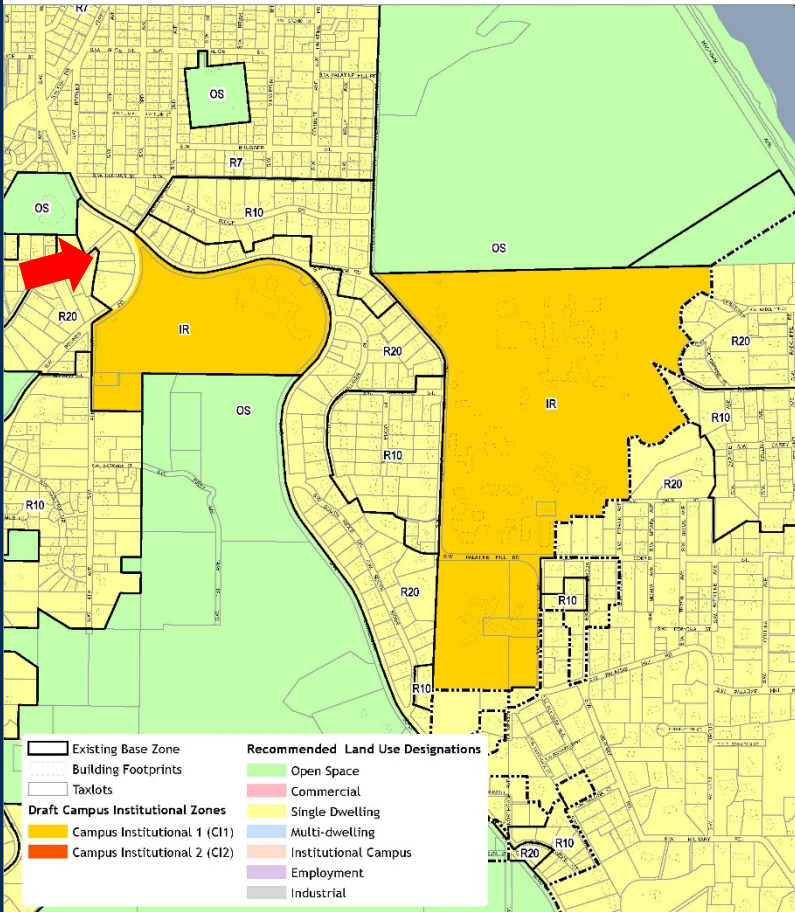
Kaiser

Map 4: Kaiser Medical Center



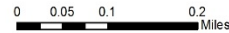
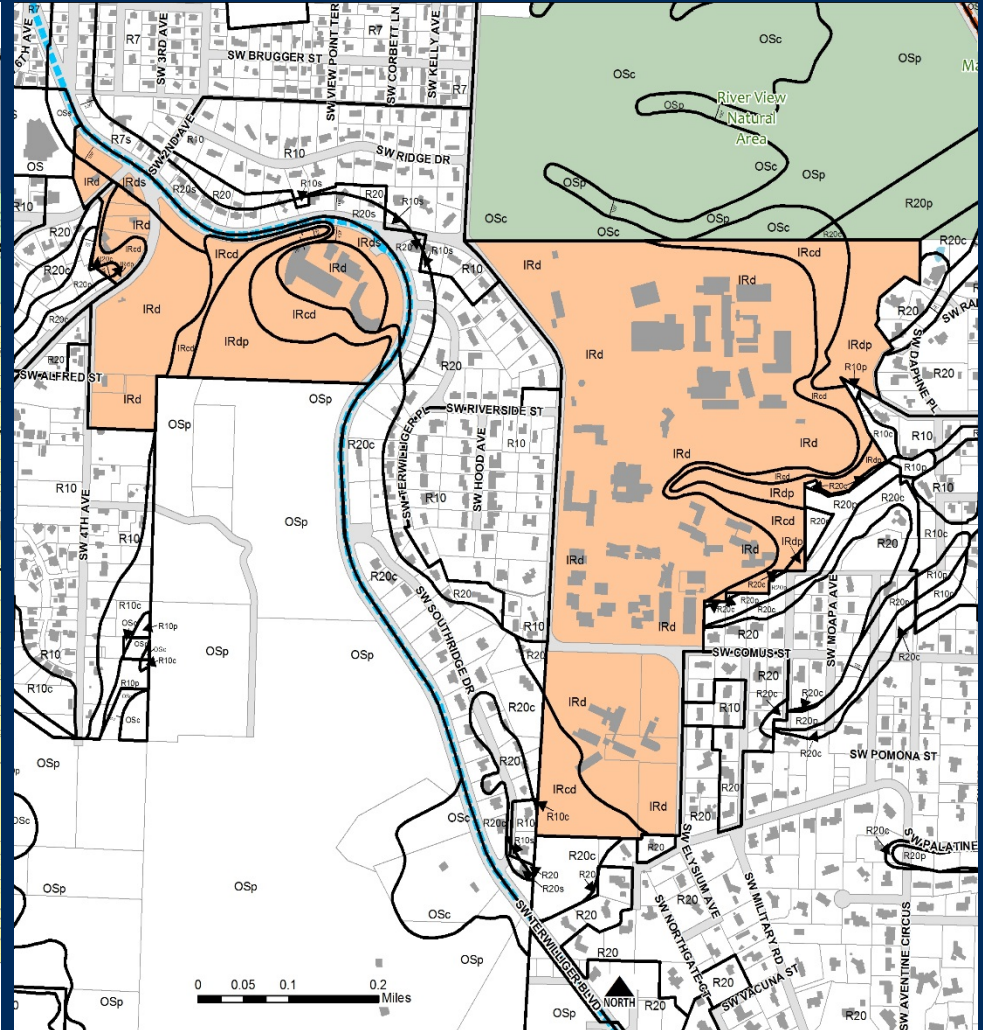
Lewis & Clark

Map 5: Lewis and Clark College



Campus Institutional Zoning Project

September 29, 2015



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